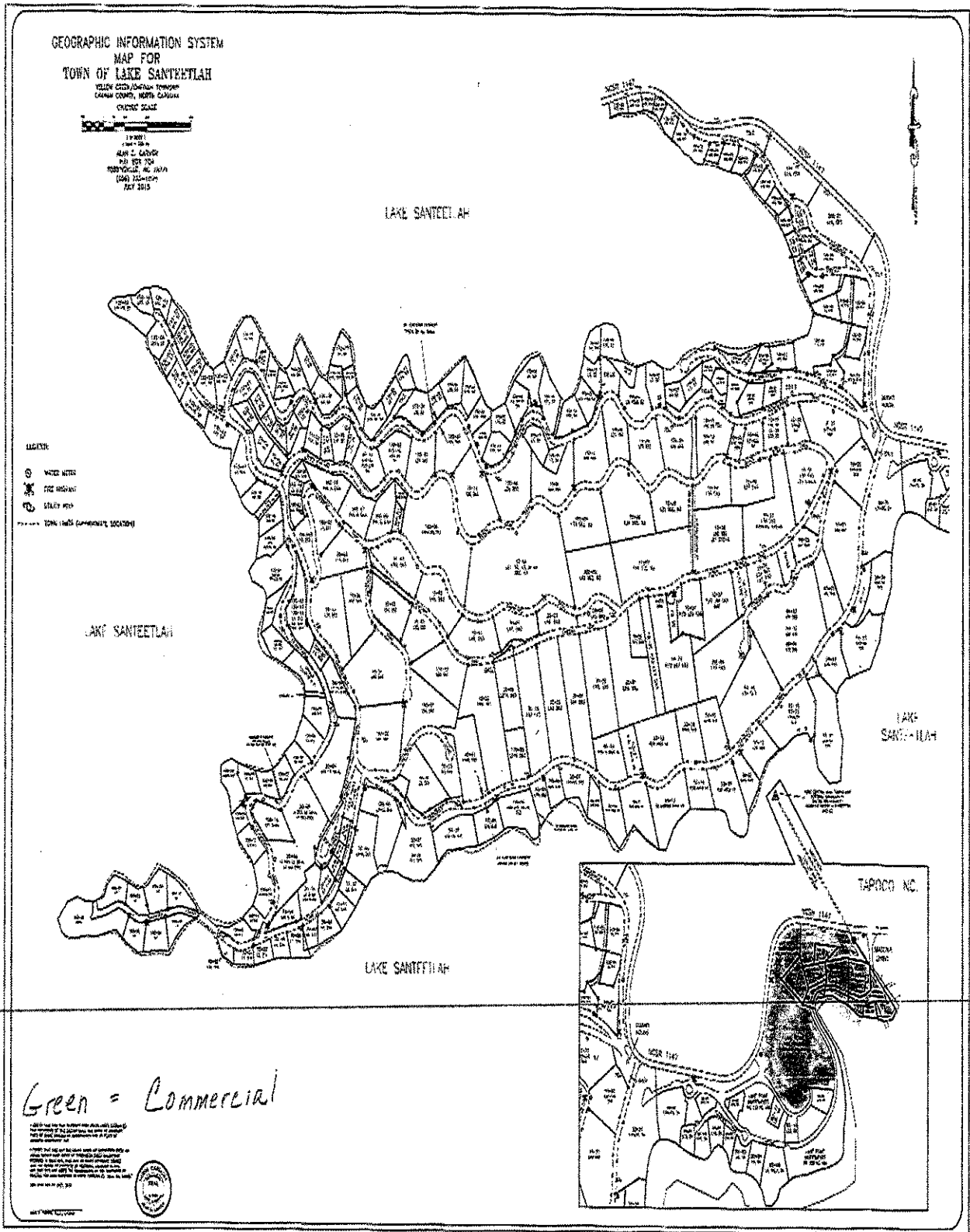


ATTACHMENT 6

EXISTING AND FUTURE ZONING MAP



NARRATIVE SURVEY RESULTS

TOWN'S THREE GREATEST STRENGTHS

Lake Santeetlah

The serenity and beauty (trees, mountains, etc.)

Friendships

The lake

The mountain views

Quiet

Safe

Beautiful

It's beauty

Location

Outdoor activities

Keeping the roads and public areas looking great

Keeping community in the loop with changes like this

The employees

Concerned full time resident public servants

Caring for the unique beauty of the Town

Great Town Hall staff

Natural beauty

Friendly community

Laid back vibe

Non developed property

Privacy

Beauty

The beautiful environment provided by mountains/lake

The dedication of the town leaders toward making this a friendly, inviting community

The proximity to my primary residence in Marietta, GA

Quiet

Beautiful

Relaxed

Small town

Uncommercialized

Central water system

Good Governing body

Concerned citizens

Quality of life

Street Maintenance

Security

Local governance/communication with public
No development of multi-family housing
No commercial development
Lake (National Forest)
Peaceful
Beautiful
Good year round neighbors
Lake
Views
People
The scenic views
The quiet
Clean beautiful lake
Natural beauty
Good roads
Nice landscaping on roads and entry
Charming atmosphere
Great lake
Unspoiled forest
Natural beauty
Quietness
Access to lake
Community – knowing your neighbor
Walkability of roads
Being surrounded by nature
Have none – should be part of the county – too small to be a city
Lake/water quality
Trees
Views
Kim Matheson
Emily Hooper
Eric Hayes
None – does well for a small town
Asking for the input of others
Unbridled and unspoiled beauty of the lake and mountains
Perfectly balanced town
Amenities and country feel
Natural beauty
Lake Santeetlah
Comaraderie among majority of residents
Beauty of the environment
Use of the lake for recreation
Proximity to town (and Ingles)
It's beauty, remoteness, history of less government regulations – oversight

Location

Limited development options

The lake

Scenery/view/location; tranquil

Lake Santeetlah

Quiet

Peaceful

Natural landscape

Quiet community

Well-maintained

The town has a quaint/cottage feel to it that you do not necessarily feel on other parts of the lake

Safe walkability

Sense of community with neighbors

Great Town structure

Great staff

Beautiful place to live

Infrastructure

Water system

Communication

Lake, natural unchanged setting

Camaraderie of people willing to help one another

Preservation of town/lake as natural and rustic community

Town staff is helpful and open regarding issues

Communication with residents

Checking for water leaks

Caring about residents

Sense of Community

Its Citizens

Historic feel

Outdoor recreation, including walking

Peaceful, restful atmosphere

Good billing procedures – hiring

Town superintendent

Roads are well maintained

Beauty of area

Friendly folks out side of city hall and its friends

R & R and forget politics

Water system

Roads

Maintenance of roads

Natural beauty

Quiet

Non-intrusive town gov't

Eric Hayes is fantastic!

Water system

Good roads

Town Council

Natural beauty

Quiet and friendly neighbors

Access to outdoor activities

In these times the TOLS has "no" strengths. Government should not "rule" it should serve! (FDR)

A nice laid back quiet community with not too much interference from the city

Roads management and maintenance

Water management and maintenance

Recycling access

Quiet serenity

Not commercialized

Small town feel

Well kept roads

TOLS – current staff – caring and accommodating

The town is well managed

It's leaders are dedicated public servants

Infrastructure is well maintained

Beauty, Quiet, Cleanliness

Natural Beauty

Off the Beaten Path

Limited Potential for Growth/Expansion

Friendly staff

Run efficiently

The lake

Town hall staff

Location

Most beautiful lake on East Coast

Limits on housing & construction (parkland etc)

Enough distance from major metro to maintain quaint nature of the community

Lack of commercial development

Lack of multiple family housing

Woods, trees

The town staff

The Council

The natural beauty of the lake & mtn

Town Hall has a great view of the lake

Someone smart hired Eric – the best!

A beautiful lake, good neighbors & friends

Location in western NC

Size

The lake

Services

Size

Local control

Peace, quiet, beauty

National Forest

Seclusion

Not overcrowded

People who volunteer their time to make our community better in a positive way

Eric Hayes – a wonderful, helpful, positive man

TOWN'S THREE GREATEST WEAKNESSES

Jack Gross

Jack Gross

Jack Gross

Graham County dry county limits tourist tax dollars. Tourism revenue would take some of the burden off of property owners.

High taxes

Disorganized management

Phone/cell services

Dealing with resident bullies that disrupt the community

Lake frontage fiasco

Not allowing covered docks and boat house. This is a must.

Poor water drainage management

Lack of sewer system

Home repair and maintenance lacking somewhat

Infrastructure

#1 by far the lack of sewers !!!

My property taxes are exorbitant compared to what I pay for a similar property in Marietta, GA (4 times as much!!)

Insufficient security

Lack of architectural control

No requirements for property owners to keep their properties maintained

Minimized voting rights – residents only

Lack of sewer system

Operating methodology more like a home owner's association and not as a Town

Jack Gross

Connie Gross

Tina Emerson

Lack of sewer

Aging water system

Lack of WiFi or internet service

Lack of full-time residents willing to run community

Internet service

Jack Gross

Limited winter time activities

Nearest liquor, wine, beer sales 45 min away

Marina needs a kayak rack for non lake front owners

Tourists that leave trash in our lake

Lack of inclusion of non-residents

Inability to control nuisance neighbors – i.e. Jack Gross

Water rates

Politics, Politics, Politics

No sewer system.
No trash pick up
Town governance is not open and fair
Water system breakdown
Not enough full time residents
Division within community
Lack of participation from "weekenders"
Lack of fulltime residents
Differed maintenance of homes by some owners and abandoned cars, boats, jet skies, etc.
Decaying water system
Lack of current land use code
Lack of will to enact code enforcement
Water and sewer infrastructure
Cost to current owners (non-residents)
Lack of representation of property owner on the city governance of Town issues.
Closed door meetings of Town officials
None – does well for a small town
Not working with the Town officials in Robbinsville to plan a better town or city.
Location Location Location – it is not on the way to anywhere – you have to be going to this lake to get here
Lack of voting residents
Lawsuits against the Town
Lack of alcohol sales in Graham County
Winter isolation
Ability to fight forest fires
Medical "insecurity"
Increasing of too much government
Council too involved in peoples property
Council overstepping boundaries
Public infrastructure particularly water treatment and service
Confusion surrounding town government
Dry county
Lack of industry
New home owners – so far no issues!
None
Limited space for infrastructure improvements
Some properties poorly maintained
No building regs has resulted in some poor choices in building style
Jack Gross is the main town liability
Tina Emerson is second
Connie Gross is third
Back fighting among council members
Consistency
Lack of available internet.

Non-alcoholic community stifles resale and rental opportunities
Property owners not allowed to vote
Only 10% of tax base is allowed to vote (20/200 tax payers)
Poor WiFi and cell phone infrastructure prevents work from home
Distance to hospitals and emergency care
No comment

Acrimony over recent bidding process for lake access
Lack of resolve and actions over criminal violations of NC boating laws
Water system needs repair
No sewer system
Power outages
Inconsistent water billing
Consistent internet service Zito and Frontier
Too many rules, too lofty development plans
Too much taxes for little return
Dumb ass residents
Sewer
Parking
Many decrepit homes
Local/town gov't seemingly disorganized and poor record keeping (3ft strip fiasco)
Lack of reliable service providers
Town Council
No voice to 95% of taxpayers
Focus should be roads & water – period
Too few people available to serve on Town Council
Fragile septic systems
Lack of consensus on handling of town issues
Too small pool of voters, 5 family's can control elections
Lack of respect of community members and community input.
Lack of council transparency
Too much overhead
Jack Gross
Jack Gross

Noise! – especially summer
Security!
No garbage service
Reliance of septic systems
Lack of community gathering place (like the old lodge)
Us vs Them attitude regarding Town affairs
Cell phone coverage (safety issue if you don't have land line)
The law suits
Not making more effort to meet and include more neighbors for events.
Week enders, rentals, lack of volunteers
Lawsuit happy idiots

Need for no-wake zones

Cell phone coverage

The divide and negative relations between town hall officials and other residents (should be more collaborative)

Troubled by factions of divisiveness – pettiness

Declining full-time and “longer” part time residents

Septic tank issues and cost

Squabbles between town and thoray residents

Email minutes of meeting rather oposting on website

Email agenda prior to council meetings

Fix potholes

Poor internet service – cable TV

Medical Services – Emergency

Dry County Resulting in Lack of Restaurants

Water system, lack of sewer – Public parking

Too few full time residents – no public beach/meeting area on the lake

Concerned citizens committee members

Downtown Robbinsville lacks a vibrant energy

Huge challenges with service industry & contractors (hard to find, some horrible quality, often long delays)

Phone reception – always a problem.

The Board

The Board

The Board & Mayor

Jack Gross and associates seem to be against everything the council tries to accomplish

Thank you Mr. Mayor & councilmen

Corruption of Council & Mayor

Every decision is personal depending on which clique you’re in

Bad, very bad, decisions. Especially w/\$\$

Our small town politics bear little resemblance to a larger town government. When only a couple of people want to run for council you end up with “unqualified Council

Limited funds

Gadflies – Gross and cohorts

Lack of citizen involvement

Lack of vision for future as older residents move on

Need to attract younger demograophic

Having to deal with ugly newcomers whose sole purpose in life is filing lawsuits, disrupting and spreading hate

TOWN VISION 20 YEARS FROM NOW

Further home development with sewer system in place

Preservation of tree line

No more Jack Gross

A resort – hotel and restaurant would bring tourist tax dollars to the district (near Marina area)

TOLS should not change much in 20 years

Pretty much the same

Allow covered docks and boat houses. Property values would soar.

We don't want to see drastic changes. Sewer system install would be nice.

TOLS should have a fully functional and modern sewer system. To be on a septic tank system is archaic in the 21st century. Failure of a septic system is one of the greatest looming threats for a residential owner. Installing a modern system can do nothing but increase property values and reassure home owners that the threat of failure is gone forever!

A well maintained but relaxed get away

Improved street lighting, a sewer system, roadways and amenities maintained properly, Improved WiFi, phone, cable infrastructure

WiFi service, better water system

Lake access for non lake front owners (park setting with lake access)

Lack of interested full-time residents to deal with infrastructure issues

Controlling development

I foresee a peaceful lake side community with more full-time residents

Stay the same

Still a quiet, serene place to gather as a family

Older homes being updated with more solid construction while preserving views

The same only more charming

Similar to now, with improved infrastructures

Would like to see the community remain small and intimate.

Maintain single family residences.

Part of the county

A high end community tolerant of all people with the TOLS

Strong enforceable code requirements (#31) ??

Should be representative of all property owners. Not just residents. Most are second homes for the people paying the bills.

Same – Probably won't be involved there more than 10 more years

I would like for us to do more to improve the town of Robbinsville

Maintain the towns size, character and beauty

More full-time residents

Maintain the serene recreational character enjoyed by residents and visitors

Really don't know (but probably sewage control) At 79 years, I will likely be withdrawing from TOLS in the next few years.

Still beautiful, a variety of homes well maintained. Not over developed, not overly populated, every homeowner responsible for their own maintenance.

Much the same as it is now

Making transition from vacation home community to a small town

Not make change; keep TOLS private

Hopefully very similar – my favorite part is the natural landscape – undeveloped areas full of rhododendrians and mountain laurels, big old trees, etc.

Well maintained, desirable and safe. Area should be preserved as much as possible. TOLS owners and leaders should take a lead role in maintaining/improving lake water quality.

A town structure without the Gross's

A placer of beauty, relaxation, safety, good fellowship. Top-notch infrastructure and positive interaction among neighbors.

The same with better WiFi and community club/bar/restaurant

Santeetlah's small population, rustic charm, preservation of nature and cleanliness of lake need to remain the cornerstone for future generations keeping Santeetlah a very special community

No Comment

A peaceful, low-key pontoon culture lake community. There are plenty of overbuilt, over-boated lakes in NC & GA. This low-key life is the TOS' best differentiation and can drive property values.

More consistency in ___ houses and consistent enforcement of ordinances

Sleepy small group of friendly neighbors

No commercial development

If you want "big city" stay away from TOLS this is not Cashiers, N.C.

Similar to now, except a sewer system, possible sidewalk around "loop"

Hopefully quiet, natural setting with well-maintained homes and clean, healthy lake

Clean water

A small friendly community with no need for big city rules and a live and let live attitude.

Better run town government – less waste ie: huge expenditure for useless sewer study, too much spent on full time admin staff salary/benefits

More medical access and EMS accessibility

No further multi-use development

Maintain trees, woods, distance between homes

More medical access and EMS accessibility

No further multi-use development

Noise ordinance

Maintain trees, woods, distance between homes

Mostly unchanged. Perhaps more community events. Harmonious co-existence between full-time residents and part-time residents.

Mostly unchanged. Perhaps more community events. Harmonious co-existence between full-time residents and part-time residents.

Maybe more homes (not lots!)

Our children/grandchildren be friends like we are

Be nice to have a community center for gatherings

Single family residences with no rental homes

Virtually unchanged except necessary changes, a community center to gather and get to know other neighbors. Events/activities to bring people together.

An affordable retreat to escape the pressure of metro areas & enjoy a simpler lifestyle whether full time, part time, or weekend getaway.

It's perfect – preserve & protect what we have

Covered Boatdocks

Remote, natural mountain lake community. High property values b/c of scarcity, rustic, traditional

No lights on at night outside, no noise at night

Quaint, beautiful, small with increased community feel.

Keep it as a little piece of paradise – keep development down!

Preserving remote mountain environment as opposed to big city

A natural and beautiful mountain and lake. Single family homes with a club house for social gatherings.

Restaurant on the lake would be nice.

A nice, quiet, friendly community

Back to being an area – not a town. Just Thunderbird, as it was before the town formerly

An undiscovered gem that it is now

Slightly more developed in keeping with present character

More services & active community involvement

I would like to see a thriving community which is open to change. Also an increase in amenities

Allow all who come to be treated with dignity, regardless of age, race, gender or politics

As quiet and peaceful as it is now

Not overbuilt or overcrowded; let's keep our community beautiful, pristine, and peaceful

SINGLE BIGGEST ISSUE FACING TOWN OVER THE NEXT SEVERAL YEARS

Current lawsuits

Santeetlah lakeside and developer plans

Maintaining Board with lack of full-time residents

Aging infrastructure

Maintaining friendly atmosphere and safe yet natural surroundings.

Sewer system

Road maintenance

Maintaining the integrity of Lake Santeetlah

Lake levels should fluctuate fall to spring for healthy eco system

Fear of growth

Don't really feel there are many major issues. Feel you guys do a good job.

Decline of infrastructure

Sewers

Failing septic systems

Voting rights regarding the decisions made for all. The resident only voting is not necessarily what all owners may desire. All property owners should be allowed one vote for each parcel owned.

People trying to dissolve the city

Lack of WiFi/internet

I am strongly opposed to any future HOA and fees therein

Due to recent lawsuits, qualified people will not run for town elected positions ... this leads to inferior town leadership

Politics

Traffic on the lake

Need for sewer system

Water system repairs

Getting rid of the turds in the punch bowl

Maintaining an effective town governance

Water system updates and maintenance

Going back to being part of the county due to the incompetence of the elected officials and fact that the area is too small to be a city

Adopting land use regulations including code enforcement

Reduce ridiculous tax burden by Graham County taxes for property owners that receive almost no services.

There really shouldn't be any

Septic

Lack of sewers

Lack of full-time residents

Lawsuits against the Town

The members on town council (a few) over stepping their bounds for personal gain at the taxpayer's expense. Jim Hager and Bob Wehr need to pay for their own legal fees they have accumulated in their own efforts to gain money, prestige or revenge !!! There are too few people who are full time residents

therefore voters to elect a fair town council. The TOLS needs to be under Graham Co. jurisdiction not governed by a council of "appointed" officials that do not represent the majority of property owners of Like Santeetlah.

Water service and infrastructure

Water tower

New homeowner – sorry, not much to contribute! Thanks for asking for input

None

Aging septic systems – would like to see a broad assessment to see what impact current systems might be having on the lake

Getting rid of Gross.

Maintaining the aging water system.

Help people find solutions to their septic issues.

Increase in rental units, leading to a reduction in a much-needed sense of community and cooperation

Any further development in TOLS or the surrounding forest imposes a serious threat to what makes TOLS special and set apart from other lake communities. Developers seeking to profit at the expense of current taxpayers and home owners are of grave concern. Once high density housing or hotel/resort construction takes place, Santeetlah will lose its charm forever. Protecting aquatic life and ecosystem from foreign and harmful species.

No Comment

Sewer Issues

Water Issues

Obviously, the litigations. The TOS needs to get professional risk communication consultation on how to be transparent with this process and it's financial impact, so that homeowners can receive the information they need to feel that the Town is conducting business in a good manner. Unfortunately, there are claims circulating that are challenging to understand.

No sewer system

The lofty goals of a few aristocrats

The road maintenance and water supply are the only needs (and Eric) Other services come from the county for which they are equipped, empowered and get paid big taxes.

Sewage

Clearing up lawsuits from the fringe factor

Getting ethical council members who don't dream up new ways to spend the budget into the toilet

Property Owners who are not committed to work with the majority

Sewer

Total mismanagement, lack of people

Road & water systems maintained

Complete lack of transparency of elected officials and actions of the council.

The bias of surveys such as this!

Jack Gross

Maintaining peaceful, lake/front environment w/o light and noise pollution, over-building, **un-needed** development and extraneous structures like garage and parking that blocks fire hydrants, etc.

Responding to nuisance law suits by residents who need to do something constructive. Also – more communication like this from the town. I never received any info on the path around the lake issue.

I'd also like to see a directory of medical/services/dental, etc.

I am a part-time resident (30 years) and am aware of a lot of hostility between town council and other full and part-time residents. I do not take sides in these matters, but I think the discord is counter-productive and detrimental to the town as a whole. I appreciate the hard-work and dedication of our Town Council members. However, on the rare occasion that I was able to attend a Town meeting, on Oct 22 I did not see the open forum I have witnessed in my local city.

The law suits

Too many rentals with n community involvement

I am one of the many part-time residents here and greatly appreciate the board members taking on the responsibility of handling issues in TOLS for all of us. I fear the unrest between the board and other residents may take a toll on the well being of the community though. I feel a negativity that was never an issue before. The town hall meetings are the perfect time for both sides to discuss problems/issues etc and work together to maintain harmony.

Maintaining – improving where needed – the water system. Roads can be patched, septic can be pumped. Water is most critical issue to maintain

Leadership: How will the town continue effective leadership of the full-time residents & only eligible _____ age?

In the words of Rodney King following the LA riots, "Why can't we all just get along".

Internet/cable svc. Sewer svc. Two issues – both important

Feasibility study on putting in sidewalks around main loop and to city hall. Do people want sidewalks?

Costs?

Some type of yearly reminder asking as a courtesy residence turn off or minimize light and noise pollution after 10 PM. Turn off things such as lights, radios, man-made waterfalls (noisy), etc

Water – sewer services are huge issues. We need to protect the lake to the best of our ability

Limiting overgrowth while updating infrastructure & technology community needs

Board members with their own agenda & lack of knowledge of governing docs

All the bickering and lawsuits. Expenses of water repair

Our town council & rising taxes that has to pay for their incompetence

Making sure development is well regulated

Lack of ability to increase tax revenue

Healing rifts created through mismanagements by recent officials

Suggestions: 1 better enforcement of cars parking and blocking the road (for emergency vehicles that would not be able to get through) 2 better enforcement of where people can drop dead trees in the lake – frequently logs float back over to a residential shoreline making the log another persons problem to dispose of 3 how to get rid of horrible newcomers who disrupt everyones peace and tranquility